

EXHIBIT A



October 15, 2018

Kmart Corporation
c/o Sears Roebuck & Co.
Property Tax Dept.; B2-110A
333 Beverly Road
Hoffman Estates, IL 60179

**RE: 2018/2019 REAL ESTATE TAX BILLING
WESTWOOD, NJ - STORE# 3202**

To Whom It May Concern;

This letter is to advise you of the real estate taxes due for the final 2018 and preliminary 2019 tax periods for the above mentioned location.

<u>PERIOD</u>	<u>QUARTERLY TAX</u>	<u>PRO-RATA SHARE</u>	<u>AMOUNT DUE</u>	
3rd Qtr. 2018	\$ 242,505.51	50.1687%	\$ 121,661.82	Due now
4th Qtr. 2018	\$ 238,792.97	50.1687%	\$ 119,799.29 18,230.33	10/1/18 - 10/14/18 Due 11/1/18
1st Qtr. 2019	\$ 230,455.92	50.1687%	\$ 115,616.70	Due 2/1/19
2nd Qtr. 2019	\$ 230,455.92	50.1687%	\$ 115,616.70	Due 5/1/19

In accordance with your lease, please remit payment of the amount due on the date due.

Very truly yours,

FIRST REAL ESTATE INVESTMENT TRUST
Amy Menist
Bookkeeper
amy@hekemian.com

139,892.15
Less credit - 2,070.93

\$ 137,821.22

Hekemian & Co., Inc.

505 Main Street • P.O. Box 667 • Hackensack • NJ • 07602-0667 • tel.: 201-487-1500 • fax: 201-487-7881

Realtors

www.hekemian.com

Insurers

18-23538-sh Doc 1815-1 Filed 01/25/19 Entered 01/25/19 10:57:16 Exhibit A Pg 3 of 4

BLOCK NUMBER	LOT NUMBER	QUALIFICATION	EXPLANATION OF TAXES	
184	5		DESCRIPTION	AMOUNT OF TAX
Property	ALONG BROADWAY & RR		COUNTY TAX	88358.45
Building	WESTWOOD PLAZA		COUNTY OPEN SPACE	3712.54
Additional			REGIONAL SCHOOL TAX	532378.24
Land Dimens. 21.74 AC			LIBRARY TAX	12993.89
Bank 01003	Mortgage	Tax Acct 70	LOCAL MUNICIPAL TAX	284380.56
ASSESSED VALUATION INFORMATION LAND: 9293900 IMPROVEMENTS: 27831500 TOTAL: 37125400 EXEMPTIONS: NET TAXABLE VALUE: 37125400				

FIRST REAL EST INVSTMNT TRST OF NJ
505 MAIN ST
HACKENSACK NJ 07601-5900



2018 TOTAL TAX 2.483 921823.68
2018 NET TAX 921823.68
LESS 2018 PREV. BILLED 683030.71
BALANCE OF 2018 TAX 238792.97

2018 3RD QTR DUE AUG 1, 2018	2018 4TH QTR DUE NOV 1, 2018	2019 1ST QTR DUE FEB 1, 2019	2019 2ND QTR DUE MAY 1, 2019
242,505.51	238,792.97	230,455.92	230,455.92

INFORMATION FOR TAX PAYERS	2019 PRELIMINARY TAX												
MAKE CHECK PAYABLE TO: MAIL TO: OFFICE HOURS: 8:30 AM - 4:00 PM MONDAY THROUGH FRIDAY PETITION OF APPEAL FORMS MAY BE OBTAINED FROM THE BERGEN COUNTY BOARD OF TAXATION. VIEW AND/OR PAY TAXES ON-LINE AT WWW.WESTWOODNJ.GOV THE HOMESTEAD BENEFIT AMOUNT ON THIS BILL DOES NOT INCLUDE CREDITS ISSUED IN MAY 2018.	PRELIMINARY TAX IS EQUAL TO ONE HALF OF 2018 TOTAL NET TAX <div style="border: 1px solid black; padding: 5px; display: inline-block;">460,911.84</div> DISTRIBUTION OF TAXES BEFORE REAP <table border="1"> <tr> <td>County Taxes</td> <td>9.99%</td> <td>\$ 92070.99</td> </tr> <tr> <td>School Taxes</td> <td>57.75%</td> <td>\$ 532378.24</td> </tr> <tr> <td>Municipal Taxes</td> <td>30.85%</td> <td>\$ 284380.56</td> </tr> <tr> <td>Other Taxes</td> <td>1.41%</td> <td>\$ 12993.89</td> </tr> </table>	County Taxes	9.99%	\$ 92070.99	School Taxes	57.75%	\$ 532378.24	Municipal Taxes	30.85%	\$ 284380.56	Other Taxes	1.41%	\$ 12993.89
County Taxes	9.99%	\$ 92070.99											
School Taxes	57.75%	\$ 532378.24											
Municipal Taxes	30.85%	\$ 284380.56											
Other Taxes	1.41%	\$ 12993.89											
STATE AID USED TO OFFSET LOCAL PROPERTY TAXES: The budgets of government agencies funded by this tax bill include State aid used to reduce property taxes. State aid offset information for the current year municipal tax bills will start becoming available at the end of July. Access the Division of Local Government Service' website at http://www.nj.gov/dca/divisions/dlgs/resources/property_tax.html to find (based on assessed value of this parcel) the amount of State aid used to offset property taxes on this parcel.													



2019-2

2019-1

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2019 2ND QUARTER TAX DUE MAY 1, 2019				TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2019 1ST QUARTER TAX DUE FEBRUARY 1, 2019							
BLOCK NUMBER 184	LOT NUMBER 5	QUALIFICATION	BANK CODE 01003	BLOCK NUMBER 184	LOT NUMBER 5	QUALIFICATION	BANK CODE 01003				
TAX ACCOUNT NUMBER 00000070	TAX BILL NUMBER	TAX AMOUNT DUE	DUE MAY 1, 2019 230455.92	TAX ACCOUNT NUMBER 00000070	TAX BILL NUMBER	TAX AMOUNT DUE	DUE FEBRUARY 1, 2019 230455.92				
FIRST REAL EST INVSTMNT TRST OF NJ ALONG BROADWAY & RR 				FIRST REAL EST INVSTMNT TRST OF NJ ALONG BROADWAY & RR 							
								INTEREST		INTEREST	
								CASH		CASH	
								CHECK		CHECK	
								TOTAL		TOTAL	

2018-4

2018-3

TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2018 4TH QUARTER TAX DUE NOVEMBER 1, 2018				TAX COLLECTOR'S STUB - DETACH AND RETURN WITH YOUR CHECK 2018 3RD QUARTER TAX DUE AUGUST 1, 2018					
BLOCK NUMBER 184	LOT NUMBER 5	QUALIFICATION	BANK CODE 01003	BLOCK NUMBER 184	LOT NUMBER 5	QUALIFICATION	BANK CODE 01003		
TAX ACCOUNT NUMBER 00000070	TAX BILL NUMBER	TAX AMOUNT DUE	DUE NOVEMBER 1, 2018 238792.97	TAX ACCOUNT NUMBER 00000070	TAX BILL NUMBER	TAX AMOUNT DUE	DUE AUGUST 1, 2018 242505.51		
FIRST REAL EST INVSTMNT TRST OF NJ ALONG BROADWAY & RR 				FIRST REAL EST INVSTMNT TRST OF NJ ALONG BROADWAY & RR 					
								CREDIT:	242505.51-
								AMT DUE:	0.00
								INTEREST	
								CASH	
CHECK									
TOTAL									

H E K E M I A N & C O M P A N Y , I N C .

***** A R H *****

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WE/MART WESTWOOD PLAZA SHOPPING CTR DATES ARE FOR: 1/01/18-12/31/50
K MART CORPORATION, 06/77-10/22 WITH TBLALX CODES: (SHOW CASH)
WESTWOOD, NJ 07675 +STORE #3202 ALL TBLALX CODES
MO RNT 28,060.00
FLAGS: BK SECURITY: \$ 0.00

*-indicates Manual Adjustment

SL DATE IN	A/R DSC	INV/CK	TYPE	AMT.	BILLED CASH	RECEIVED	RUNNING BAL.	AGE	INV DATE	LONG DESCRIPTION
7/01/18	RENT		INV	28,060.00			46,517.67	5		
7/06/18	**CASH*		CASH		11,091.56		35,426.11		07/06/18	
7/06/18	**CASH*		CASH		31,026.94		4,399.17		07/06/18	
8/01/18	CAM		INV	3,891.24			8,290.41	7		
8/01/18	RENT		INV	28,060.00			36,350.41	7		
8/08/18	**CASH*		CASH		38,421.34		2,070.93-		08/08/18	
9/01/18	CAM		INV	3,891.24			1,820.31	5		
9/01/18	RENT		INV	28,060.00			29,880.31	5		
9/06/18	**CASH*		CASH		31,951.24		2,070.93-		09/06/18	
10/01/18	CAM		INV	3,891.24			1,820.31	8		
10/01/18	RENT		INV	28,060.00			29,880.31	8		
10/09/18	**CASH*		CASH		31,951.24		2,070.93-		10/09/18	
10/17/18	R/E TAX		DEB	121,661.82			119,590.89	96*	10/17/18	3RD QUARTER REAL ESTATE TAX
11/01/18	R/E TAX		DEB	119,799.29			239,390.18	81*	11/01/18	4TH QUARTER REAL ESTATE TAX
11/01/18	CAM		INV	3,891.24			243,281.42	4		
11/01/18	RENT		INV	28,060.00			271,341.42	4		
11/05/18	**CASH*		CASH		31,951.24		239,390.18		11/05/18	
12/01/18	CAM		INV	3,891.24			243,281.42	9		
12/01/18	RENT		INV	28,060.00			271,341.42	9		
12/10/18	**CASH*		CASH		31,951.24		239,390.18		12/10/18	
1/01/19	CAM		INV	3,891.24			243,281.42	6		
1/01/19	RENT		INV	28,060.00			271,341.42	6		
1/07/19	**CASH*		CASH		31,951.24		239,390.18		01/07/19	
1/16/19	**CASH*		CASH		101,568.96		137,821.22		01/16/19	
TENANT TOTAL:				885,925.73	748,104.51		137,821.22			

Pre Pctition 18,230.33
10/1/18 - 10/14/18